For Lease

863 Princess Street, Suite 301/302, Kingston, ON

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Property Details

Available Space	± 6,382 sf - can be demised
Base Rent	$14.00 psf
Additional Rent	$14.88 psf (est. 2026)
Utilities	Included
Parking	Up to 12 reserved spaces available
Availability	March 1, 2026

Zoning

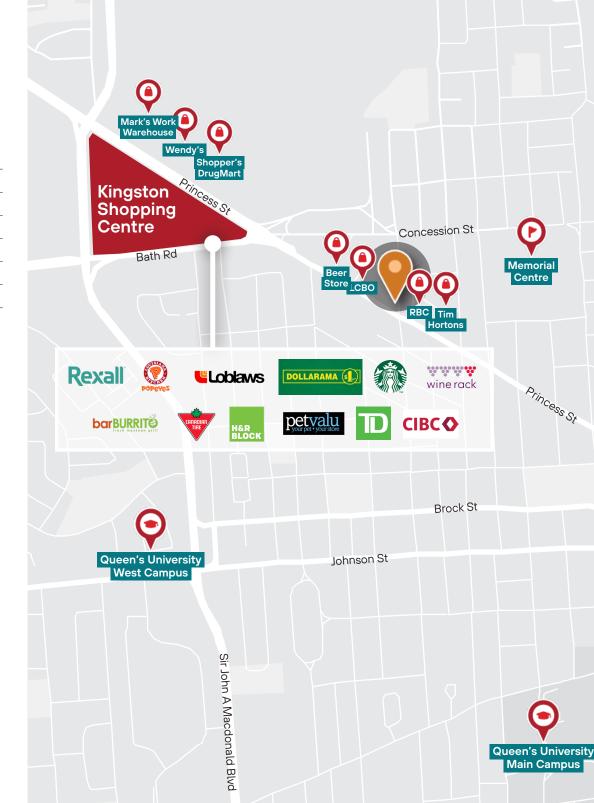**WM1 (By-Law Number 2022-62) allowing a broad range of uses including but not limited to:**

- Community centre
- Entertainment establishment
- Financial institutions
- Laboratory
- Office[1]
- Personal service shop
- Special needs facility
- Wellness clinic

[1] Is required to operate within an enclosed building

Highlights

- Professional office space with elevator access
- Excellent exposure on Princess Street and Concession Street
- Easy access to downtown or west end via Princess Street and to Highway 401 via Sir John A. Macdonald Boulevard or Division Street
- Nearby amenities include the Kingston Centre stores, a Kingston Transit hub, Tim Horton's and VIA Rail
- Current building occupants include: KPMG, Scotia Bank, Public Service Alliance of Canada, J.L. Richards & Associates Ltd., Dynamic Psychotherapy & Psychology Centre, Nelson Kotze LLP.

Existing Floor Plan

± 6,382 sf

Floor plan with room dimensions:

- 16'-2" X 14'-11"
- WR
- 17'-10" X 14'-11"
- 11'-1" X 10'-8"
- 10'-4" X 7'-7"
- 11'-10" X 8'-8"
- BUILT-IN
- 11'-10" X 10'-4"
- 9'-1" X 8'-7"
- COUNTERTOP
- 11'-10" X 9'-4"
- 17'-11" X 9'-1"
- 9'-1" X 9'
- 14'-9" X 7'-11"
- 7'-11" X 7'-4"
- 8' X 7'-4"
- 7'-11" X 7'-5"
- 7'-11" X 7'-6"
- 12'-9" X 7'-11"
- 11'-10" X 8'-9"
- 13' X 11'-4"
- 11'-6" X 10'-4"
- 15'-4" X 13'
- 10'-8" X 8'-10"
- 9'-8" X 6'-8"
- 11'-8" X 7'-10"
- 8' X 7'-10"
- 12'-3" X 10'-5"
- 8'-7" X 6'
- 8'-8" X 6'
- 8'-3" X 6'
- 12'-3" X 8'-1"
- 12'-3" X 10'-3"
- 8'-7" X 6'
- 8'-8" X 5'-11"
- 8'-3" X 6'
- 9'-8" X 7'-5"
- 9'-8" X 7'-5"
- 11'-7" X 10'-6"